



Livable Streets Update (FIVE IN FIVE)



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COUNCIL REDUCES COST OF FAYETTEVILLE STREET MALL REDESIGN, VOTES TO REBID PROJECT

The Raleigh City Council voted Sept. 21 to reduce the cost of redesigning the Fayetteville Street Mall and to seek bids for the scaled-down project.

Initial bids for the redesign of the pedestrian mall were rejected because they exceeded by nearly 50 percent the City's initial estimate of the project of \$8.79 million. To save money, council members agreed to make cuts in the redesign. Savings from the cuts are projected to be at least \$2.2 million.

Specifically, the council voted to:

- change the concrete paving depth to 6.5 inches;
- do bid alternative for using asphalt for the main street but not the intersections;
- replace permanent plant bollards with traditional bollards;
- use less expensive trash receptacles;
- not save existing pavers on the mall;
- use 6-inch-by-9-inch pavers instead of 8-inch-by-12-inch pavers;
- use 6-inch-by-6-inch pavers instead of bluestone;
- use alternative material for granite bands;
- eliminate free-standing chairs;
- use standard cable installation for City communication cable;
- clarify in documents how the power is to be routed to streetlights;
- do bid alternative for removing strip lighting and reducing uplighting;
- City to provide field office location for contractor (the cost would likely be higher if the contractor handled the office location arrangements); (Continued on page 2)

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

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- retain granite curb;
- retain grease interceptors and utilities for future use;
- extend construction time;
- lower liquidated damage clause;
- restructure construction contract to allow for use of more subcontractors;
- restructure construction contract to include additional bid alternative items, allowing flexibility in selecting options;
- do bid alternative for streetscape improvements on Hargett and Martin streets. This will not impact a plan to convert both streets from one-way streets to two-way thoroughfares;
- do bid alternative for scoured concrete in pedestrian zone and for pavers in amenity area; and,
- change pavement drainage system.

Under the design plan selected by the City Council last November, Fayetteville Street Mall will be opened to vehicular traffic in the 100 to 400 blocks and converted to a 40-foot-wide thoroughfare with parallel parking on both sides. Traffic signals at Davie, Martin, Hargett and Morgan streets will be modified. The project will connect in front of the old State Capitol. There will be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street will create a vista to the Capitol and allow flexibility for parades, festivals and other events. The plan also will convert Hargett and Martin streets from one-way streets to two-way streets.

The remaking of Fayetteville Street Mall is the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance Project. The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

COUNCIL ENDORSES DEVELOPMENT STRATEGY FOR MOORE SQUARE SOUTH AREA

The City of Raleigh envisions quality development of residences and neighborhood-oriented retail shops for an area of downtown just southeast of Moore Square and the Moore Square Museums Magnet Middle School. The City Council on Sept. 21 unanimously endorsed the Moore Square South development strategy and authorized the City administration to create a process for implementing the plan.

The Moore Square South development strategy is a continuation of the City's adopted "Livable Streets" Downtown Plan to enhance the residential character of downtown-area neighborhoods and strengthen pedestrian connections to those communities. In recent years, the City has used City housing funds and federal Community Development Block Grants to acquire property in the area in order to eliminate or prevent deteriorated housing. Development of Moore Square South will augment and support comprehensive planning efforts already under way in central and western areas of downtown and around the BTI Center for the Performing Arts and the State Government Complex.

Working with consultant JDavis Architects, the City's Planning and Community Development departments have drafted a development strategy that focuses on City-owned land in the seven-block Moore Square South area. Moore Square South is roughly bounded by Blake and Blount Streets on the west, Martin and Davie streets to the north, Chavis Way on the east and Lenoir Street to the south. The development strategy included input from property owners, private developers, residents and others who have an interest in Moore Square South.

The development strategy focuses on re-establishing a viable residential neighborhood in Moore Square South, with service retail and institutional uses that support and strengthen the community.

The City Council voted to accept recommendations to:

- Pursue strategies to implement a streetscape improvements plan for East Davie Street from Fayetteville Street to Chavis Way;
- (Continued on page 4)

Downtown Management

Goal: Take a “one-stop shopping” approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

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- Support implementation of the Carlton Place mixed-use residential development tax credit project on the City-owned A-21 Block bounded by Davie, Bloodworth, East and Cabarrus streets;
- Support initiative by the City’s Community Development Department to package a request for proposals to redevelop Block D, including new opportunities in support of Rex Healthcare Center. Block D is bounded by Chavis Way and East Davie, East Cabarrus and East streets;
- Endorse and support efforts by City staff and community leaders to create an overall downtown plan and vision for growth and development in the Downtown East area; and,
- Undertake a more complete development assessment, supported by a detailed residential market study, to determine the preferred prioritization and timing of specific development proposals in the development strategy.

The City Council must approve the City administration’s plan for implementing the recommendations.

URBAN DESIGN HANDBOOK FOR FAYETTEVILLE STREET APPROVED

The Raleigh City Council on Sept. 21 approved the Urban Design Handbook for Fayetteville Street. The book provides a set of guidelines designed to strengthen economic development opportunities as the new street design is implemented and to direct the future private development of the 100 to 400 blocks of the street.

The City of Raleigh Planning Commission had reviewed the handbook and recommended its approval. During the public process of drafting the guidelines, several changes were made in response to concerns of property owners and other stakeholders. The City Council had asked for a review of those changes before it acted on its approval.

Included in the handbook are descriptions of the Fayetteville Street area, its development objectives, the street design strategy, new service requirements, signage guidelines and architectural design guidelines for rehabilitation and new construction.

Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman
@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
(919) 831-6011
Roger Krupa, Director
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Public Works Department
Dean Fox
(919) 890-3030
dean.fox @ci.raleigh.nc.us

City of Raleigh
Public Works Department
Carl Dawson, Director
(919) 890-3030
carl.dawson@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

Ending Homelessness

Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

PUBLIC HEARING SET FOR OCT. 5 ON LAND LEASE FOR CONVENTION CENTER HOTEL

The Raleigh City Council will hold a public hearing Oct. 5 on a land-lease agreement for the headquarters hotel for the new downtown convention center. The public hearing will begin at 7 p.m. in the council chamber of the Municipal Building, 222 W. Hargett St.

Under a hotel development agreement approved by the City Council on May 18, the City will lease land for the hotel to the developer -- Stormont Noble Development of Atlanta -- for \$37,500 a year for the first two years following the opening of the hotel. For the remaining 28 years of the 30-year lease, the developer will pay the City \$75,000 per year. At the end of the lease period, the developer will have the option to purchase the land at fair market value. State law requires that a public hearing be held on the land lease agreement.

The 400-room, four-star Marriott headquarters hotel will be on the northeast corner of Lenoir and Salisbury streets. Construction will begin in 2006, with completion the following year.

CITY ATTORNEY TO DRAFT TOWING ORDINANCE SIMILAR TO ATLANTA'S

The Raleigh City Council voted Sept. 21 to draft a towing ordinance for the Capital City that will be patterned after a similar ordinance used in Atlanta. City Attorney Thomas McCormick's office will prepare the ordinance for council consideration.

At the request of the City Council, the Downtown Raleigh Alliance researched towing ordinances in other cities, including Atlanta and Charlotte. Atlanta's ordinance defines nonconsensual towing, sets a maximum towing fee and a daily maximum storage fee, prohibits towing if the vehicle owner is present and requires proper signage, notification to the city when towing occurs, and regulates locations and hours of operations for tow impound lots. Raleigh's draft towing ordinance also will contain a provision similar to one in Charlotte's ordinance. The Charlotte provision requires police to be notified of a nonconsensual tow.

Wake County

David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh Alliance

120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber of Commerce

800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention & Visitors Bureau

421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heintz, CDME
President and CEO
dheintz@raleighcvb.org

Web links

City of Raleigh
www.raleigh-nc.org

Wake County

www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce

www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau

www.visitraleigh.com

COUNCIL APPROVES DOWNTOWN WEST GATEWAY SMALL AREA PLAN, SAUNDERS NORTH AREA REDEVELOPMENT PLAN

The Raleigh City Council voted Sept. 21 to approve the Downtown West Gateway Small Area Plan and the Saunders North Area Redevelopment Plan. The plans cover an area on the west side of downtown generally south of Morgan Street between Dawson Street and the Boylan Heights neighborhood.

City staff, a task force and plan consultants have been working to develop small area and redevelopment plans since August 2003. The small area plan provides a series of planning goals and concepts offering a general direction and guide for the area. The redevelopment plan boundary falls within the small area plan and helps to stabilize a deteriorated and blighted gateway into the area. The redevelopment plan describes development activities that would be undertaken by public and private entities in accordance with North Carolina Urban Development Law. It also calls for new greenway, pedestrian, streetscape and traffic circulation improvements, including changing several one-way streets to two-way traffic and implementing other projects to strengthen pedestrian and transportation connections to the BTI Center for the Performing Arts, the planned downtown convention center and the planned downtown regional rail station.

To view the Downtown West Gateway Small Area Plan and the Saunders North Area Redevelopment Plan, visit the City of Raleigh's website at www.raleigh-nc.org and click on "Planning."

PLAN WOULD USE CITY-OWNED PARCELS IN SOUTH CENTER CITY TO LAUNCH FURTHER DOWNTOWN REVITALIZATION

The area surrounding the planned convention center and the BTI Center for the Performing Arts is the "premo" part of downtown Raleigh and it should be developed to maximize this ultimate élan and launch further revitalization of the center city. This was the essence of the final presentation delivered Sept. 18, concluding a four-day planning workshop focused on the south end of downtown. (Continued on page 7)

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Presenters James Moore of HDR/Dover, Kohl & Partners and Ernie Bleinberger of Hunter Interests Inc. concentrated on developing the City-owned parcels in a way that would ignite further enhancement of the vicinity referred to as the convention and cultural district of downtown.

The City-owned parcels being perused are the eastern one-third of the parcel on which the current convention center is located, Lenoir Street parking lots, a parcel at South and Salisbury streets, and at Martin Luther King Blvd.

The City-hired consultants that formed an economic development, real estate and urban design team recommended a plan that includes the following:

- A mixture of uses in the area, including more than 200 condominiums, a market-rate apartment development near Martin Luther King, Jr. Blvd, a health club of approximately 50,000 square feet, restaurant/retail/entertainment uses as a supporting land use at the ground-floor level, major civic uses such as a library or expansion of the performing arts functions and a boutique hotel of about 100 units, with 80 guest rooms and 20 condominiums;
- A design of the two most southern blocks of Fayetteville Street that would extend it to Lenoir Street and terminate into a public open space flanked by two 6-to-10-story buildings and an expansion of the performing arts center; and,
- A water feature marking the entrance plaza to the planned convention center a half-block west between the Sheraton Hotel and the planned Marriott Hotel.

The recommendations developed by the consultants will be refined over the coming weeks into a report that will be considered by the City Council. The elements approved by the City Council will be included in a request-for-proposals process to:

- recruit developers for the City-owned sites;
- develop a broader housing strategy to target various types of residential projects throughout downtown;
- develop a broader parking study that will identify public parking sites and strategies; and,
- develop plans for streetscape projects linking the southern end of the center city with surrounding neighborhoods and other areas of downtown, such as the area surrounding the regional rail stations and the warehouse district.

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For more information on the south end planning process, contact Dan Douglas, director of the City of Raleigh Urban Design Center at 807-8441 or daniel.douglas@ci.raleigh.nc.us

ENDING HOMELESS PARTNERSHIP TO PRESENT DRAFT PLAN AT FORUM OCTOBER 7

The City of Raleigh in partnership with Wake County, Wake Continuum of Care and Triangle United Way have worked to develop a 10-year action plan on ending homelessness.

The partnership will hold a public work session to discuss recommendations from the draft plan October 7, 6:30 p.m. at Holy Trinity Greek Orthodox Church, 5000 Lead Mine Road. The forum will explore priorities for the plan, gain input on recommendations and explore opportunities for organizations throughout the City to help with implementing the plan. The City's Livable Streets Plan identified ways to sensitively provide services and opportunities for the homeless and working poor. The plan also identified affordable housing as a need for areas in and around downtown.

Over the last several months the partnership has held a series of public forums to discuss the root causes of homelessness and to formulate plans to serve and meet the needs of the homeless. The forums have focused on organizational structures, transportation, jobs and fair wages, training and education and housing issues for homeless persons.

According to Ken Maness of the City of Raleigh's Planning Department, "Ultimately the need was to break down the stereotypes and learn who is homeless and why and what is needed." Forums sought to identify the reasons, roles and responsibilities and the structures of homelessness. Topics included hospital and prison release issues, families, service provision, transportation, employment, job training and housing.

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Highlights of the draft plan include:

ORGANIZATIONAL STRUCTURE

Create an Organizational Structure to Implement the Plan -

Establish a community- wide infrastructure that integrates and strengthens existing networks and collaborative efforts while expanding and developing new partnerships and linkages that support the vision to end homelessness within 10 years.

Build Support Within Our Community to Participate in Efforts to Prevent and End Homelessness - Educate the public about the “impact” and contributing factors of homelessness on the community and opportunities to participate in the Ten Year Plan.

Set a Focus of Major Plan Priorities - Establish a plan that establishes “housing of choice” for families and individuals who are chronically homeless, acutely homeless and intermittently homeless throughout the county

PLAN OBJECTIVES

Objective 1: PREVENTION. Prevent individuals and families from becoming homeless through comprehensive discharge planning, targeted resources, research, and advocacy.

Objective 2: CONNECTING AND RECONNECTING:

Expand and coordinate outreach and engagement efforts and create interim housing capability to engage or re-engage people who are homeless into the health, behavioral health, housing, and social service systems.

Objective 3: HOUSING. Expand the availability and choices of permanent housing that are affordable to individuals and families with extremely low incomes.

Objective 4: EMPLOYMENT/EDUCATION. Create education, job training, and employment opportunities specific to the needs of individuals and family members who are homeless, recently homeless, or at risk of homelessness, including those with mental illnesses and/or substance use disorders and youth ages 18-21.

Objective 5: SERVICES AND SUPPORTS. Enhance services and supports for people who are homeless, at-risk of homelessness, or recently homeless to help them achieve maximum independence and self-sufficiency.

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The development of the 10-year plan is in support of an effort for development of plans spearheaded by the National Alliance to End Homelessness and endorsed by the National Conference of Mayors, the National Association of County Commissioners and National League of Cities. The complete draft plan may be seen by visiting the City's website at www.raleigh-nc.org and click on Ending Homelessness.

	Date/Time	Purpose
Ending Homelessness 10 year Action Plan: a partnership of the City of Raleigh, Wake County, Wake Continuum of Care & Triangle United Way	October 7, 6:30 p.m. Holy Trinity Greek Orthodox Church 5000 Lead Mine Road	Review and discussion of draft objectives, strategies, actions benchmarks and implementation steps over the next decade
Raleigh City Council and Wake County Board of Commissioners	October 12, 8:00 a.m. Public Presentation 5:00 p.m. Raleigh Convention and Conference Center	The schematic design for the new convention center.
Raleigh City Council and Wake County Board of Commissioners	October 14, 6:00 p.m. Raleigh Convention and Conference Center	Selection of the schematic design for the new convention center.

Raleigh's New Convention Center RTN 11 Time Warner Cable Featuring Steve Shuster and Thomas Sayre, Clearscapes, Inc.	Remaking Downtown South RTN 11 Time Warner Cable
Monday, Sept 27 3:30 pm & 6 p.m.	Monday, Sept. 27 4:00 p.m.
Tuesday, Sept. 28 2:30 p.m.	Tuesday, Sept 28 1:30 p.m. & 6:00p.m.
Wed. Sept. 29 12:00 pm & 9 pm	Wed, Sept. 29 10:00 am & 6:00p.m
Thursday, Sept 30 7:30 p.m.	Thursday, Sept. 30 6:00 p.m.
Friday, October 1 9:30 p.m.	Saturday, October 2 9:00 p.m.
Saturday, October 2 8:30 p.m.	Sunday, Oct. 3 12:00 p.m.& :30 p.m.
Sunday, Oct. 3 11:00 a.m. & 9:30 p.m.	

RALEIGH CONVENTION CENTER

TENTATIVE SCHEDULE FOR BUILDING DEMOLITION, STREET CLOSURES AND DETOURS

BUILDING DEMOLITION

BUILDING	START
205 W. CABARRUS	TBA
515 S. DAWSON	2/1/2005
112&120 W. LENOIR	2/1/2005
PELAND - TANK REMOVAL	11/1/2004

STREET CLOSURES

STREET	CLOSE	REOPEN
SALISBURY STREET	3/1/2005	10/06
CABARRUS STREET.	3/1/2005	1/07

DETOURS

MCDOWELL STREET	START	FINISH
DETOUR TO EAST	2/01/05	1/06
DETOUR TO WEST	1/06	June-2006

THE FIVE IN FIVE GOALS

Complete a Fayetteville Street Renaissance to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.